895
East
> 1
1.195 mi.
6312 ft.

HOUSING - 35 SEACOAST TERRACE
35 SEACOAST TERRACE
BROOKLYN, NY

NY LTANKS **U001837413**
NY Spills **N/A**

Relative:
Higher

Actual:
9 ft.

LTANKS:

Name:	35 SEACOAST TERRACE/BKLYN
Address:	35 SEACOAST TERRACE
City,State,Zip:	BROOKLYN, NY
Spill Number/Closed Date:	8709337 / 1993-11-05
Facility ID:	8709337
Site ID:	83371
Spill Date:	1988-02-02
Spill Cause:	Tank Test Failure
Spill Source:	Commercial/Industrial
Spill Class:	C4
Cleanup Ceased:	1993-11-05
SWIS:	2401
Investigator:	BATTISTA
Referred To:	Not reported
Reported to Dept:	1988-02-02
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
Meets Standard:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1988-02-03
Spill Record Last Update:	2002-07-26
Spiller Name:	Not reported
Spiller Company:	SEACOAST TOWER APARTMENTS
Spiller Address:	35 SEACOAST TERRACE
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	2
DER Facility ID:	76727
DEC Memo:	""
Remarks:	"20K TANK SYSTEM FAILED PETRO TITE TEST, PRODUCT LEVEL WOULDN'T HOLD, LEAK IN 3 INCH VENT LINE, COULD ALSO BE ANOTHER SOURCE."

All TTF:

Facility ID:	8709337
Spill Number:	8709337
Spill Tank Test:	1533160
Site ID:	83371
Tank Number:	Not reported
Tank Size:	0
Material:	0001
EPA UST:	Not reported
UST:	Not reported
Cause:	Not reported
Source:	Not reported
Test Method:	00
Test Method 2:	Unknown
Leak Rate:	.00

Gross Fail: Not reported
Modified By: Spills
Last Modified Date: Not reported

All Materials:
Site ID: 83371
Operable Unit ID: 914428
Operable Unit: 01
Material ID: 551999
Material Code: 0001A
Material Name: #2 fuel oil
Case No.: Not reported
Material FA: Petroleum
Quantity: -1.00
Units: L
Recovered: .00
Oxygenate: Not reported

SPILLS:
Name: HOUSING - 35 SEACOAST TERRACE
Address: 35 SEACOAST TERRACE
City,State,Zip: BROOKLYN, NY
Spill Number/Closed Date: 0110632 / 2013-05-02
Facility ID: 0110632
Facility Type: ER
DER Facility ID: 76727
Site ID: 83370
DEC Region: 2
Spill Cause: Equipment Failure
Spill Class: C3
SWIS: 2401
Spill Date: 2002-02-06
Investigator: AXDORONO
Referred To: Not reported
Reported to Dept: 2002-02-06
CID: 211
Water Affected: Not reported
Spill Source: Private Dwelling
Spill Notifier: Other
Cleanup Ceased: Not reported
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 0
Date Entered In Computer: 2002-02-06
Spill Record Last Update: 2013-05-30
Spiller Name: SCOTT
Spiller Company: Not reported
Spiller Address: 35 SEACOAST TR
Spiller Company: 001
Contact Name: SCOTT
DEC Memo: "Prior to Sept, 2004 data translation this spill Lead_DEC Field was SANGESLAND 2/6/2002 - Sangesland spoke with Scott the building manager at Seacoast Terrace apartments. Earlier today the super found oil on the basement floor. They opened the floor and dug down to find a broken supply line between an oil pump and the burner. Petroleum

Tank Cleaners was called. Upon inspection, the site was stabilized and the spill number was called in. Sangesland spoke with Isaac Mungra at PTC. He said his guys identified a subsurface spill. PTC will return to the site on 2/7 to start a clean-up. PTC also is in the process of contracting an environmental consultant to oversee the excavation remediation. 8/13/2002 - Sangesland spoke with Jill Haimson from American Environmental (cell 516-647-4211). Her firm has been hired by the co-op to complete a delineation and remediation of the site. Basic review indicates 10 ft to groundwater, and the plume is #2 fuel oil. The plan is to conduct 1 more day of geo-probe delineation, submit a remediation work plan to the co-op board and the DEC. They expect most of the job to be dig & haul of contaminated soil. Work should begin in mid Sept 2002. 10/1/2002 - Sangesland met on site with Jill Haimson to inspect the project. There are two buried tanks (approx 6,000 gal each) adjacent to the building in the building parking lot area. These had been improperly closed in place in approx 1992/3. There is an AST several hundred feet to the south with a pipe run along the length of the parking lot to feed the boiler of the main building. It appears that both the 2 abandoned tanks and the pipelines all leaked. American Environmental plans to excavate out as much contaminated soil as possible and remove the two tanks. They expect to hit groundwater at about 5 feet (site is within 2 blocks of Sheepshead Bay). If product is detected after the tanks are excavated, a couple of recovery wells will be installed prior to backfill with gravel and repavement of parking lot. Along the pipeline length, endpoint samples will be taken approx every 10 feet. 2/11/2003 Sangesland reviewed a report dated Jan 17, 2003. This report outlined all of the work listed above as being completed. Excavation Size: 160' long x 34'-40' wide x 12'-15' deep. A total of 2613 tons of contaminated soil was removed. A total of 1283 gallons of water/oil mix pumped out. Endpoint samples were taken and the area was all back filled. Because of the residual amount of contamination which could not be removed due to structural (building foundations) or mechanical (electric/gas lines)some bad soil was left in place. A series of 8 product recovery wells/monitoring wells were installed along the excavation length which can be used in the next several months to determine if any measurable amount of product can be removed from the site, or if the site can be closed out. 12/16/2003

Sangesland received a summary report from Eric Meyn of American Environmental Assessment Corp. (631-586-2000). This report shows approx. monthly well sampling results. All of the wells have a history of floating product within the last 6 months of 2003 and several show over 1 foot of product in the wells. 12/23/2003 Sangesland spoke to Jill at American Envir. She was proposing a schedule of ongoing regular monitoring of the wells along with pump outs of floating product as needed. If it becomes a long term problem, and automatic pumping system will be installed. 5/6/2005 Sangesland spoke to Mr.Hershberger at American Environmental looking for data and status on the well monitoring - They have not worked on the site for over 1 year. Sangesland called the property office looking for the building manager Scott ... He also no longer works there. Apparently no one at the office knew that they were required to do ongoing monitoring and pumping of the wells. Property manager for the building has changed and no one has on site memory of what the requirements were. On site office # 718-332-0056 Tower Owners Sangesland spoke to Property Manager Gary Winston He said the Co-op Board will probably hire Controlled Combustion some time in June 2005. Long term clean up is necessary 8/20/2005 Sangesland spoke to Property Manager (name?). He said the contract with Controlled

Combustion has not yet been signed.... They're working on it ... Case is transferred up to DEC Albany office for management/enforcement. 9/26/2007 Sangesland spoke to Sandy Sternig from Vteqe Environmental. He called asking about closure for this site. There is a new management company and he is the new environmental company. The building is being refinanced and the bank found this spill case open. Sangesland asked Mr. Sternig to go back and sample all of the monitoring wells around the former tank grave and fuel pipe length and identify what problems still exist. Current property manager is: Maria Pellegrini fax #718-332-0293 10/4/2007 Sangesland spoke to Mr. Sternig. He says all of the monitoring wells have varying amounts of petroleum floating on the water table. There is still a very serious longterm problem at this site which has not been dealt with for several years. 1/04/07-Vought-Received call from Mr. Sternig (VTECH LTD Consulting (631-472-4848) who has submitted a proposal for delineation prior to thanksgiving and also submitted a plan to install tow automated pumping system. Approximately one inch of product in each well. Looking plan review and approval. Product is being manually bailed. In 2002 oil was found in line due to cut return line and large soil excavation was performed and removed one or two existing USTs. DEC required groundwater remediation and site was turned over to AG for PIN project. Mr. Sterning at request of cooperative owners. Owners signed STIPULATION with AGs office. Mr. Sterning given DEC Austins phone number so that current project manager can be assigned. Vought spoke with Sally Cryan at NYSOAG (518-486-9715) who confirmed that there was no AG file listed for 35 Seacoast Terrace and knew of now AG action. 10/9/2007 Sangesland sent a 60 day Do Work Letter to Maria Pellegrini Properly Manager (copy in eDocs) 01/10/2008: This spill case was transferred to A. Doronova. -AD 01/15/2008: Reviewed submitted investigation work plan from Vteqe, dated November 9, 2007. It includes two site plan sketches from 2003 prepared by previous consultant (American Env.) with indication of existing monitoring wells, former USTs location and locations of end point soil samples. Vteqe submitted two aerial pictures with indication of proposed borings locations. Approximately 10 soil borings are proposed. Scaled site diagram with location of

existing wells, former and present tanks, fill lines, utility markings, surrounding area and locations of proposed borings is absent. Groundwater flow direction was not established. North arrow is absent. There is also proposal from Vteqe dated December 13, 2007 for installation of automated recovery pumps on MW-4 and MW-8. Both these wells were exhibiting significant amount of free product consistently over periods of time. Vteqe proposes to install vacuum driven density sensitive QED product recovery pump in each well. Wells will be housed under shed-like structures directly above the wells. Each shed will house a pump controller, air compressor, floor heater and 275 gallon holding tank. The proposal does not include maintenance of product recovery logs and does not mention frequency of reports' submission. AD 01/17/2008: Spoke to J. Kolleeny about this site. Called Mr. Sander Sternig of Vteqe regarding re-submission of revised investigation work plan, which should include all missing diagrams and information. Told him that pump installation will be approved as a interim remedial action. Sent a letter to Tower Owners, Inc. (cc: J. Kolleeny - DEC; S. Sternig - Vteqe; eDocs) for pumps installation approval with a comment to maintain product recovery data logs and to submit IRM progress reports to DEC monthly. Also mentioned that investigation work plan for complete delineation of free product and dissolved-phase GW contamination should be prepared and submitted to us. AD 02/06/2008: Received a requested work plan

for soil and groundwater delineation. Will review. AD 02/12/2008: Reviewed the work plan. It proposes installation of 21 soil borings with collection of soil and groundwater samples from each boring. Quantity and location of the borings are questionable. Spoke with J. Kolleeny about this site. Called and spoke with S. Sternig regarding revising number of borings and their location. He promised to sent the revised diagram till February 15, 2008. AD Received and reviewed the revised plan and site diagram. Still have some concerns regarding boring locations. Called and left a message to Mr. Sternig of Vteque. AD 03/07/2008: Spoke with Mr. Sternig. Faxed him the site diagram with revised locations for permanent wells. Asked him to re-write the work plan to match the diagram. AD 03/14/2008: Received the revised work plan. Reviewed. Prepared and sent an approval letter with some comments to Maria Pellegrini of Tower Owners of 35 Seacoast Terrace Apartments. (cc: J. Kolleeny-DEC; S. Sternig-Vteqe; eDocs). AD 04/01/2008: Received an email from Mr. Sternig regarding fieldwork, which will start on April 3, 2008. Will visit the site. AD 04/03/2008: Visited the site with J. Kolleeny. Met S. Sternig and M. Pellegrini at the site. Mr. Sternig was advancing borings with soil and groundwater sampling. Samples have slight petroleum odor. There are ASTs on the site's property with underground piping next to the well MW-8, which continuously exhibits 1.5 - 2' of the free product. Asked M. Pellegrini to submit information on tanks tightness test. Investigation activities at the site will continue on the next week. Mr. Sternig will inform me when an installation of the permanent wells will be scheduled. AD 04/07/2008: Received an email from Mr. Sternig of Vteque. They will install permanent monitoring wells on Tuesday. Will visit the site. AD 04/08/2008: Visited the site with J. Kolleeny of DEC to observe monitoring wells installation and advancement of soil borings. Few soil boring have traces of free product in the groundwater. Spoke with Mr. Sternig regarding finishing soil borings with free product as a permanent monitoring wells. Monitoring wells are drilled by hollow stem auger to the 15 feet depth bgs. met at the site with Maria Pellegrini - building

manager. She said that AST tightness test was scheduled for Thursday April 10, 2008. Vteque was also installing vacuum driven density sensitive QED product recovery pump in wells MW-4 and MW-8, which continuously are exhibiting free product. AD 04/14/2008: Spoke with Ms. Pellegrini about tank tightness test. She said that it passed the test and result will be submitted with an investigation report. AD 04/25/2008: Spoke with Mr. Sternig of Vteque. He said that few types of free product was found in newly installed monitoring wells on the borders of the property. He said that according to fingerprint analysis the products resembles No.2 fuel oil and gasoline. He suspects that it might be off-site source. Told him to include all this information in an investigation report with environmental survey of the surrounding sites as potential off-site sources. AD 05/08/2008: Received IR. Will review. AD 06/30/2008: Received a phone call from Mr. Sternig of Vteque. He proposing to install few more pumps on newly installed monitoring wells, which constantly exhibiting free product. Asked him to submit a remedial action plan for our approval. AD 07/07/2008: Received the RAP which proposes to install automated recovery pumps into existing wells MW-9. MW-10 and MW-11 and possibly into wells MW-14, 15 and 16. Each of these wells exhibited consistent volume of the free product ranging from 4 to 10 , over the several months of gauging. It also proposes to install additional monitoring well between wells MW-9 and MW-11. According to Vteque's calculations, installation of three additional pumps should yield around 60 gallons of free product a month. Operating 8

automated pumps in turn should collect about 100 gallons a month. AD Spoke with Mr. Sternig, asked him to submit site plan with detailed pumping system. AD 07/31/2008: Received the site diagram. AD 08/07/2008: Spoke with J. Kolleeny regarding the pumping system for the site. Called to Mr. Sternig of Vteque and asked to submit the schematic plan of the pumping system with indications of air and product recovery lines. AD 08/11/2008: Received the detailed site plan. Have reviewed it. Will send an approval letter. AD 08/13/2008: Sent an approval letter to M. Pellegrini. The plan was approved with comments to collect soil samples from boring for the additional well and to analyze them for VOCs and SVOCs. (cc: J. Kolleeny - DEC; S. Sternig - Vteque) AD 09/11/2008: Received a memo request from V. Brevdo of DEC regarding this site. Some official was inquiring about a status of the site. Prepared the memo. AD 09/12/2008: Submitted the memo, after it was reviewed by J. Kolleeny, to V. Brevdo. AD 09/15/2008: Spoke with Mr. Sternig of Vteque and asked him to submit PDF copies of the Site Delineation Report and RAP. Also asked for a summary table of LNAPl recovery logs. He informed me that they already started tranches for pumps' lines. Pointed, that they should notify us before starting any field work at the site. Later in the day received an email from S. Sternig saying: Ms. Doronova, Attached are the pertinent files I have in my computer. Charts, maps, pictures, etc. are on paper and not available in my computer as probably other pieces of the delineation report. If necessary I will scan in the entire report and then transmit. Sincerely, S. Sternig, Director Submitted LNAPL recovery logs are in Word format. Requested PDF files were not presented. Spoke with Mr. Sternig, explained to him what type of files he have to submit. He promised to resubmit all documentation. AD 10/14/2008: Received an email from Mr. Sternig: Ms. Doronova, VTEQE will begin the installation of automated pumps at 35 Seacoast Terrace on Thursday. We should start about 9 in the AM. Sander Sternig Called and spoke with Mr. Sternig. Asked if he is

going to install a new well. He said that only new pumps will be installed on the existing well. Requested to submit PDF files. AD 11/17/2008: Received a GW tabulated analytical results for monitoring wells MW-17 and MW-18. Total VOCs are 1425 ppb in MW-17 and 12839 ppb in MW-18. CD with the requested PDF copy of the site delineation report was submitted. Reviewed the quality of the submitted PDF copies. Can not DL it to eDocs due to unorganized nature of the submitted documentation (each page submitted as a separate PDF file). Will request re-submission of the PDF copies. AD 11/28/2008: Received a letter for Upgradient Source Investigation from VTEQE. They propose to install three temporary groundwater monitoring wells to investigate from which direction the groundwater petroleum contamination is coming from. AD 12/11/2008: Discussed this site with J. Kolleeny of DEC. Called and spoke with Mr. Sternig of VTEQE. Also asked him to re-submit PDF copies of all submitted documents. 01/12/2009: Received PDF copies. DL to eDocs. AD 01/15/2009: Spoke with Mr. Sternig of Vteqe. Told him that one additional temporary well should be installed on the southwestern corner of the building, and that all permanent wells should be surveyed and water table contour map for the site should be prepared. AD 01/16/2009: Issued an approval letter with few modifications. cc: J. Kolleeny of DEC and S. Sternig of Vteqe. DL to eDocs. AD 02/10/2009: On January 18, 2009, Mr. Sternig sent me an email stating that they are planning to conduct the upgradient investigation on Thursday, January 22, 2009, weather permitting. AD 06/21/2009: Received an e-mail from S. Sternig saying: Ms. Doronova, We are notifying the DEC that VTEQE has ceased monthly gauging and maintenance of the treatment system at Seacoast

Terrace Apartments due to the failure of the owners to make timely payments of VTEQE's activities. The last monthly report filed by VTEQE would have been May, 2009. Any subsequent reports received by the DEC under VTEQE's letterhead were not issued by VTEQE. If this situation is corrected, we will notify the DEC of VTEQE actions. Sincerely, Sander Sternig AD -7/27/2009: Called to speak with Maria Pellegrini. I was told that she is no longer with the company. I left my contact info to the receptionist and requested that person in charge should contact me. Later received a call from Mr. Alex Kuldiner (new manager). He is now reviewing file for this case, and will call back next week. Monthly gauging and maintenance of the treatment system was resumed at the site. Mr. Kuldiner also asked if a meeting with DEC could be scheduled regarding this case. AD 08/26/2009: called and left a message to Mr. Kuldiner. AD Later spoke with Mr. Kuldiner and scheduled a meeting on September 10, 2009. AD 09/10/2009: I and J. Kolleeny of DEC attended the meeting with Alex Kuldiner and Alina Levitzky of Seacoast Towers COOP and their attorney - Michail Aizin. We discussed the investigative and remedial work which was performed at the site by VTEQE. The representatives of Seacoast Towers COOP expressed their plans to change their current env. consultant (VTEQE). We also discussed what actions should be taken and what conditions should be met, to qualify for spill closure. AD 09/16/2009: Spoke with Mr. Kuldiner regarding a progress with choosing a new consultant. He told me that they have limited their search to three consulting company, contacted them and now are reviewing proposals. Requested to expedite the process. AD 09/20/2009: Called and spoke with Alex Culdiner of Tower owners regarding new consulting conpany. He told me that they have choosed Langan Engineering as their consultant. 09/21/2009: Received an e-mail from Tarek Z. Khouri of Langan saying: Hello Mrs. Doronova, In

reference to the Seacoast Terrace project, I would like to let you know that Langan has been retained by Tower Owners Inc. to serve as the environmental engineering consultant for the spill at hand. Tower Owners have also retained Hydrotech Environmental to conduct the field work portion. The following is the scope of work that will be implemented next week (Starting Monday 26 Oct 2009). This scope is in line of our last discussion and what NYSDEC has previously requested of Tower Owner Inc: 1.Survey all 18 wells. 2.Sound the wells for water level and products. 3.Develop and collect groundwater samples from the wells. 4.Groundwater samples collected from wells with no products will be tested for total VOCs and SVOCs. 5.Prepare report and submit to NYSDEC Once the above scope if completed and the subsurface conditions are better defined, we will propose the next course of action in order to expedite the spill closure process. I will followup with a phone call to you office today to confirm the above. Thank you and please call with any questions. Tarek Tarek Z. Khouri, CEM, PE Associate US Direct: 212.479.5450 US Mobile: 201.913.4325 UAE Mobile: 971.50.251.6311 Langan Engineering & Environmental Services Phone: 212.479.5400 Fax: 212.479.5444 21 Penn Plaza 360 West 31st Street, 8th Floor New York, NY 10001-2727 www.langan.com AD 11/24/2009: Called and spoke with Mr. Khouri of Langan redarding site status report submission. He said that they have performed survey of all site wells and a collection of groundwater samples. The summary report with conclusions and recommendations will be submitted to DEC in two weeks. I was also informed that Mr. Alex Kuldiner is no longer working for Tower owners, and that Mr. Brett GorliK - attorney (212-629-8288) will be representing the site owners from now on. AD 12/30/2009: Did not receive the report. Called and left a message to Mr. Khouri of

Langan. AD. 01/05/2010: Called and spoke with Mr. Khouri of Langan. He told me that had left a message to Mr. Brett Gorlik yesterday. Called and spoke with Mr. Gorlik. The report will be submitted till the end of the week. AD 01/11/2010: Did not receive the report. Called and left a message to Mr. Gorlik's secretary. AD 01/20/2010: Called and left a message to Mr. Aizin (attorney). Later received a phone call from him. He told me that Tower Owners are changing building management company now, and the result will be known in February 2010. Hydrotech Environmental will be performing the remediation as was reported earlier. Requested to submit site status update report. Mr. Aizin will send it today. later receive an e-mail from Mr. Aizin saying: Hello Mrs. Doronova: Attached is the Hydro Tech Environmental, Corp. Groundwater Sampling Report. I do not have the technical attachments, will get them from Hydro Tech and e-mail to you as soon as I have them. As I advised you, my client will have a new managing agent as of February 1, 2010 at which time we will complete our negotiations with Hydro tech for the remediation. If you have any questions, please call me. Thank you. Michael Aizin, Esq. Attorney at Law 26 Court Street - Suite 412 Brooklyn, N.Y. 11242 Tel: (718) 797-9096 Fax: (718) 797-9670 DL the report to eDocs. Will review. AD 03/02/2020: Received an e-mail from Mr. Aizin: Dear Mrs. Doronova: Attached is the complete report, as you requested. Hydro Tech came in last week to do additional on-site inspection for the final proposal to be submitted to my client. My client also had another environmental company inspect the premises and environmental condition for a proposal. The Owner intends to enter into a binding contact as soon as possible and resume remediation process. I will keep you apprized. Michael Aizin, Esq. Attorney at Law 26 Court

Street - Suite 412 Brooklyn, N.Y. 11242 Tel: (718) 797-9096 Fax: (718) 797-9670 DL the report to eDocs. AD 03/31/2010: Received a phone call from Juke McCartney of Rapid Waste Removal. He told that his company was hired by Tower Owners to perform the cleanup and asked for a meeting with DEC to discuss further actions. Asked him to submit their work plan proposal for review. Later received an e-mail from Mr. McCartney saying: Hi Ainurra, Per our recent phone conversation, attached is our proposal for initial remediation work at the above site. We'd like to schedule a meeting with you and your supervisor next Tuesday April 6, 2010 at your offices in Long Island City with our client present to discuss the remedial activities moving forward and any NYSDEC requirements at this time. We think the meeting will be a good way to help get continued remedial efforts at the site underway. Please review the attached workplan that we've proposed at this time. We feel this work plan will yield valuable data that we can use to design an overall longer term remedial strategy for the site (if necessary). I'd appreciate an answer today on whether you and your supervisor are available next tuesday as I need to coordinate my clients schedules since they will need to take off from work to attend the meeting. If next tuesday is unavailable, please let us know the next nearest date and time. Thank you very much and I look forward to meeting you. I can be reached at (516) 320-5529. Luke McCartney Project Manager Rapid Waste Removal, Inc. (516) 320-5529 Discussed this with J. Kolleeny of DEC. Scheduled the meeting on April 6, 2010. AD 04/02/2010: Reviewed the submitted Remedial Investigation and Remedial Action work plan from Rapid. The work plan proposes soil investigation with installation of 10 to 12 soil borings with collection of soil samples. As a remedial approach to recover free product, Rapid proposes intensive EFR program. AD 04/06/2010: I and J. Kolleeny of DEC met with Alina Levitzky and Richard Yasnis (718-439-0303)of Tower Owners and Luke McCartney and

Victor Wang of Rapid Waste Removal. We discussed the current status of the site and further activities which need to be done at the site. It was decided that a free product plume needs to be deleneated. A detailed supplemental investigation work plan proposing soil borings and wells installation will be submitted to DEC for review and approval. Also free product recovery rates will be established during one week EFR program. Further remedial proposals will be based on the results of supplemental investigation and EFR program. AD 04/27/2010: Called and left a message to L. McCartney of Rapid Waste Removal. Also called and spoke with M. Aizin and R. Yasnis regarding submission of the work plan. AD 05/03/2010: Called and left a message to Mr. Aizin. Spoke with him later. Requested to submit investigation work plan by May 17, 2010. AD 05/05/2010: Received an e-mail from Mr. Aizin saying: Dear Ms. Doronova: As I advised you, the Board of Directors is negotiating for the environmental consulting/remediation services with Warren Panzer Engineers, P.C., 228 East 45th Street, 10th Floor, New York, NY 10017 T:212.922.0077/F:212.922.0630. I will advise the Board and Warren Panzer that you require the Investigative Work Plan on or before May 17, 2010. Michael Aizin, Esq. Attorney at Law 26 Court Street - Suite 412 Brooklyn, N.Y. 11242 Tel: (718) 797-9096 Fax: (718) 797-9670 AD 05/08/2010: Received a phone call from Yash Saha of HydroTech Environmental. Ms. Saha informed me that her company was hired to perform a subsurface investigation at the site. She asked for a time extention for submission of the investigation work plan. Approved postponement of the submission till May 24, 2010. AD 05/24/2010: Received an e-mail from Ms. Saha saying:

Ainura, Please use this version of the Report. There was an error in the Figure. It doesn't change the scope of work in the Plan. Would like to keep it consistent. If you have any questions, please call me. Thank you, Yashodhara Saha Sr. Chemical Engineer Hydro Tech Environmental, Corp. Tel: 718-636-0800 Fax: 718-636-0900 Cell: 631-433-5048 ysaha@hydrotechenvironmental.com www.hydrotechenvironmental.com DL the work plan to eDocs. Will review. AD 05/25/2010: Called and spoke with Mr. Aizin (attorney) regarding status of HydroTech. Requested to send a confirmation e-amil. later recied the e-mail saying: Dear Ms. Doronova: This will confirm that my client, Tower Owners, Inc., the owner of property at 35 Seacoast Terrace, Brooklyn, NY has retained Hydro Tech Environmental, Corp. May 13, 2010 by signing an agreement with them and paying a requisite deposit for the services to be rendered. If you need additional information, please feel free to contact me. Michael Aizin, Esq. Attorney at Law 26 Court Street - Suite 412 Brooklyn, N.Y. 11242 Tel: (718) 797-9096 Fax: (718) 797-9670 Reviewed the work plan. It proposes to install five 2 monitoring wells to delineate free product plume, with collection of soil and groundwater samples. A summary investigation report will be submitted to DEC. In addition, weekly Enhanced Fluid Recovery events will be implemented as a remedial interim measure. Weekly reports will be submitted to DEC. Locations of proposed wells MW-19 and MW-20 is questionable and should be changed. One more well should to be installed downdradient of well MW-8. Discussed the work plan with J. Kolleeny of DEC. Will approve the work plan with some modifications. AD 05/25/2010: Issued and sent an approval letter to Mr. Yasnis with the following modifications: " One additional well should be installed down-gradient of existing well MW-8, and the locations for proposed wells MW-19 and MW-20 should be changed as shown on the attached site diagram (site conditions permitting); " The collected soil and groundwater samples should be analyzed for the full STARS list for fuel oil related compounds; " If free product is detected in any of

the newly installed wells, DEC may require further delineation of the free product plume. DL the pdf copy of the letter to eDocs. AD 06/02/2010: Received an e-mail from Y. Saha saying: Good Afternoon Ainura, Please find attached the EFR report for the week of May 24 to May 28, 2010. The next EFR event is scheduled for tomorrow morning. Thank you, Yashodhara Saha Sr. Chemical Engineer Hydro Tech Environmental, Corp. Tel: 718-636-0800 Fax: 718-636-0900 Cell: 631-433-5048 DL the report to eDocs. Will review. AD 06/08/2010: Reviewed the report for May 2010. It states that EFR event was implemented at the site on May 25, 2010. Wells MW-2, MW-4, MW=5, MW-6 and MW-9 could not be accessed due to parked cars. Well MW-3 was dry. Free product was detected in wells : MW-1, MW-8, MW-11, MW-12, MW-14, MW-15, MW-16, MW-17 and MW-18.. The depth to GW beneath the site ranges from 10.9' to 13.5'. Product thickness ranged from 0.2' in MW-1 to 1.8' in MW-15. The EFR event generated approximately 305 combined gallons of free product/water mixture. AD 06/14/2010: Received an e-mail from HydroTeck Env.: Good Morning Ainura, Please find attached the EFR report #2 for the Site for your review. Dated from May 31 to June 4. I will send you a hard copy of each report at the end of 4 events. Thanks, Yashodhara Saha Sr. Chemical Engineer Will review. AD 06/21/2010: Received an e-mail from Y. Saha: Good Morning Ainura, We will be implementing the Supplemental Investigation Work Plan dated May 21, 2010 tomorrow and on Thursday. We will also do the EFR on Thursday. Thank you, Yashodhara Saha Sr.

Chemical Engineer AD 07/13/2010: Received an e-mail from Y. Saha: Good Afternoon Ainura, Please find attached the EFR Report for the week of June 7 to 11, 2010. Thanks, Yashodhara Saha Sr. Chemical Engineer Will review. AD 07/15/2010: Received an e-mail from Y. Saha: Hello Ainura, Attached is EFR report 4 for your review. Thanks, Yashodhara Saha Sr. Chemical Engineer DL the report to eDocs. Will review. Called and spoke with Yash Saha regarding submission of RAP. She told me that they prepared the plan and negotiating it with the client. Reqiured to expedite the process. AD 07/21/2010: Reviewed the reports for month of June 2010. The reports state that EFR events were implemented on June 14, June 17 and June 24, 2010. MW-6 and MW-9 could not be accessed due to parked cars on June 24th event. Well MW-3 was dry. On June 17, 2010 free product was detected in wells: MW-1, MW-2, MW-4, MW-8, MW-9, MW-11, MW-12, MW-14, MW-15, MW-16, MW-17 and MW-18. The depth to GW beneath the site ranged from 8.77' in MW-8 to 12.9' in MW-15. In June 17th EFR event product thickness ranged from 0.01' in MW-1, MW-2 and MW-8 to 1.24' in MW-15. The EFR event generated approximately 60 combined gallons of free product/water mixture. On June 24th free product was detected in wells: MW-1, MW-8, MW-9, MW-11, MW-12, MW-14, MW-15, MW-16, MW-17 and MW-18. In June 24th EFR event product thickness ranged from 0.01' in MW-1 and MW-8 to 1.38' in MW-12. The EFR event generated approximately 110 combined gallons of free product/water mixture. A total of approximately 1,031 gallons od free product/water mixture has been removed from the site to date. AD 07/28/2010: Received an e-mail from Y. Saha: Hi Ainura, Please see attached the EFR report from June 28 to July 16, 2010 for the above Spill number for your review. I will send a hard copy, once I send the Groundwater Report for your review. Thank you, Yashodhara Saha Sr. Chemical Engineer DL the report to eDocs. Will review. AD 08/23/2010: Received an e-mail from Rachel Ataman of Hydroteck saying: Attached please find the Groundwater Investigation Report for 35 Seacoast Terrace, NYSDEC Spill # 01-10632. When you have a chance can you please contact me. I would like to discuss with you the dissolved phase plume. Thank you, Rachel Ataman, Leed AP Vice President of Technical Services Hydro

Tech Environmental, Corp. Commack, New York 11725 ph: 631-462-5866 fax: 631-462-5877 DI the report to eDocs. Will review. Later spoke with Y. Saha regarding addressing the dissolved phase at the site. AD 08/25/2010: Received a hard copy of the summary EFR events for month of July 2010. Will review. AD 09/14/2010: Reviewed the reports for month of July 2010. The reports state that EFR events were implemented at the site on July 1, July 8 and July 15, 2010. MW-1 was not accessible on 07/01/2010; MW-2, MW-2, MW-4 and MW-5 could not be accessed due to parked cars on July 8 and MW-3, MW-4 and MW-5 on July 15th event. On July 1, 2010 free product was detected in wells: MW-1, MW-4, MW-8, MW-9, MW-11, MW-12, MW-14, through MW-21 and MW-23. The depth to GW beneath the site ranged from 10.0' in MW-6 to 13.75' in MW-15. In July 1st EFR event product thickness ranged from 0.01' in MW-1, MW-2 and MW-8 to 1.96' in MW-15. The EFR event generated approximately 45 combined gallons of free product/water mixture. On July 8th, 2010 - free product thickness ranged from 0.02' in MW-1 to 2.0' in MW-12. The EFR event generated approximately 95 combined gallons of free product/water mixture. A total of approximately 1,031 gallons od free product/water mixture has been removed from the site to date. On July 15th, 2010 - free product thickness ranged from 0.01' in MW-8 to 0.58' in MW-12. The EFR event generated approximately 102 combined gallons of free product/water mixture. A

total of approximately 1,273 gallons od free product/water mixture has been removed from the site to date. AD 11/01/2010: Received an e-mail from Y. Saha: Good Afternoon Ainura, Please see attached the Draft RAWP for your review and approval. We started the EFR events last week. A monthly report will be submitted at the end of November. Thank you, Yashodhara Saha Sr. Chemical Engineer Hydro Tech Environmental, Corp. Tel: 718-636-0800 Fax: 718-636-0900 Cell: 631-433-5048 ysaha@hydrotechenvironmental.com Will review. AD 11/03/2010: Reviewed the revised Remedial Action Plan (RAP) dated October 22, 2010, submitted by Hydro Tech Environmental, Corp. (HydroTech) on behalf of Tower Owners, Inc. The RAP proposes additional delineation of the free product plume via installation of three permanent monitoring wells, with collection of soil samples for laboratory analysis; weekly enhanced fluid recovery events to address wells which continue to exhibit free product; three rounds of chemical oxidant injections via 12 injection points; and one round of oxygen release compound injections. Quarterly groundwater monitoring will be established at the site. The results of the first and second rounds of chemical oxidant injections, monitoring well installation, and initial groundwater sampling will be provided in a Remedial Action Report. Quarterly Status Reports with the results of subsequent groundwater monitoring and sampling will be prepared and submitted to the NYSDEC on a regular basis. The locations of the proposed monitoring wells are questionable. Discussed the RAP with J. Kolleeny of DEC. Later called and spoke with Y. saha of HydroTeck. Asked her to change wells locations and to resubmit the RAP. AD 11/05/2010: Received revised RAP with satisfactory new locations for the proposed monitoring wells. DL the revised RAP to eDocs. AD 11/09/2010: Issued an approval letter for the revised RAP. DL pdf copy of the letter to eDocs. Later received an e-mail from Y. Saha saying: Thank you Ainura. Please note that from now on this Project will be handled by Mr. Mark Robbins. Any questions or correspondences can be forwarded to him. His contact information mrobbins@hydrotechenvironmental.com 631-462-5866, cell: (631)457-0030. Thanks, Yashodhara Saha Sr. Chemical Engineer AD 04/27/2011: Called and spoke with Mr. Robbins of Hydroteck. Required to submit all missing reports with pdf copies. AD 06/20/2011:

Received multiple EFR reports for the site. DL all of them into eDocs. Will review. AD 08/15/2011: Reviewed the reports: 1)The January 2011 EFR Report satates that the current monitoring well network now consists of 26 monitoring wells (MW-1 through MW-12 and MW-14 through MW-27), which are monitored prior to each EFR event. EFR events were performed on all accessible wells that contain product. For the month of January, a total of 2 EFR events were conducted (January 4th and 6th); significant snow cover prevented mobilization more frequently. A Solinst 122 Oil/Water Interface Probe was utilized to monitor the wells prior to and subsequent to each EFR event. An estimated 45 gallons of oil/water mixture was removed for the month. On January 4, 2011 - free product thickness ranged from 0.1' in MW-2 to 0.75' in MW-20. The EFR event generated approximately 20 gallons of free product. On January 6, 2011 - free product thickness ranged from 0.02' in MW-2 to 1.72' in MW-12. The EFR event generated approximately 25 gallons of free product. 2) The February 2011 EFR Report satates that EFR events were performed on all accessible wells that contain product. For the month of February, a total of 5 EFR events were conducted (February 8th, 11th, 15th, 18th and 23rd). Numerous wells were inaccessible during several EFR events

due to snow cover. A Solinst 122 Oil/Water Interface Probe was utilized to monitor the wells prior to and subsequent to each EFR event. An estimated 120 gallons of oil/water mixture was removed for the month. 11 wells contained a free product on February 23, 2011 EFR event. Free product thickness ranged from 0.08' in MW-23 to 1.47' in MW-12. 3) The March 2011 EFR Report states that EFR events were performed on all accessible wells that contain free product. For the month of March, a total of 3 EFR events were conducted (March 11th, 23rd and 29th). An estimated 80 gallons of oil/water mixture was removed for the month. 14 wells contained a free product on March 29, 2011 EFR event. Free product thickness ranged from 0.05' in wells MW-18, MW-19 and MW-24 to 2.15' in MW-15. AD 4) The April 2011 EFR Report states that EFR events were performed on all accessible wells that contain product. For the month of April, a total of 6 EFR events were conducted (April 5th, 8th, 15th, 19th, 22nd and 27th). An estimated 100 gallons of oil/water mixture was removed for the month. 5 wells contained a free product on April 23, 2011 EFR event. Free product thickness ranged from 0.07' in well MW-34 to 0.1' in MW-20. AD 07/22/2011: Received an e-mail from Mr. Robbins saying: Ainura we re going to obtain the samples for the aquifer testing prior to the chemical/biological injections on Thursday 7/28/11. Thx. Mark E. Robbins, C.P.G., C.E.I. LI Office: 77 Arkay Drive, Suite G Hauppauge, NY 11788 Tel: (631) 462-5866 Fax: (631) 462-5877 AD 09/12/2011: Received an e-mail from Mr. Robbins: Ainura attached please find the results from our background aquifer testing associated with the above project. We are currently obtaining material to commence with the bioremedial injections. We ll notify you when this work is scheduled. Thanks. Mark E. Robbins, C.P.G., C.E.I. LI Office: 77 Arkay Drive, Suite G Hauppauge, NY 11788 Tel: (631) 462-5866 Fax: (631) 462-5877 DL to eDocs. Will review. AD 09/0/2011: Reviewed the report. It states that Hydro Tech conducted the background aquifer testing in preparation for the bioremedial injection. Groundwater samples were obtained from monitoring wells MW-2, MW-6 and MW-7 on August 15, 2011. The wells were verified as being free of product prior to sample collection. Each sample was analyzed at a certified laboratory for various aquifer parameters: alkalinity (as CaCO3), total and dissolved iron, total and dissolved manganese, dissolved oxygen and pH. HyrdoTech recommends that the injections of bioremedial solution should be performed as per the NYSDEC-approved RAP. USEPA will be

notified of such injections. After completion of the bioremedial injections, the groundwater monitoring/sampling program will be implemented. During the groundwater monitoring/sampling program, groundwater samples will be collected from select wells and analyzed for aquifer parameters (in addition to dissolved VOCs/SVOCs) to evaluate the long term effectiveness of the remediation. AD 10/05/2011: Received an e-mail from Mr. Robbins of HydroTech saying: Ainura we are scheduled to commence bioremedial injections on Tuesday 10/11/11. Thx. Mark Robbins AD 01/03/2012: called and spoke with Mr. Robbins regarding submission of ijection report. He said that they are in a process of preparing it, and that the report will be submitted shortly. Asked him to submit any missing reports for free product recovery, if they have such. AD 01/06/2012: Received a CD from Mr. Robbins with e-copies of seven missing reports for the period from June 2011 to December 2011. DL all the reports to eDocs. Will review. AD 01/20/2012: Reviewed the May, July and August 2011 reports: 1) The May 2011 EFR Report satates that the current monitoring well network now consists of 26 monitoring wells (MW-1 through MW-12 and MW-14 through MW-27), which are monitored prior to each EFR event. EFR events were performed on all accessible wells that contain product. For the month of May, a total of 3 EFR events were conducted (May 5th, 11th, and 18th). A Solinst 122 Oil/Water Interface Probe was utilized to monitor the wells prior to and subsequent to each EFR event. An estimated 30 gallons of oil/water mixture was removed for this month. An evaluation of the overall EFR results clearly shows that both the areal extent of the free product and the thicknesses of the product have significantly decreased. EFR has been conducted on a regular basis since May 2010. At the time that the EFR events started, up to 15 wells contained free product throughout the parking area, 5 to 7 of these wells continuously contained well over 1 foot of product. Product has been eliminated in seven wells: MW-1, MW-2, MW-8, MW-9, MW-17, MW-18 and MW-24. In fact, two of these wells, MW-9 and MW-17, continuously contained over 1 foot of product. Currently, only 6 wells consistently contain product and the greatest thickness either equal to or is less than 0.4 feet. This amount of product has consistently been present for the last 2-3 months. 6 wells contained a free product on May 18, 2011 EFR event. Free product thickness ranged from 0.06' in well MW-15 to 0.4' in MW-19. No EFR events were conducted in June 2011. 2) July 2011 month s EFR event was conducted on July 6th. A Solinst 122 Oil/Water Interface Probe was utilized to monitor the wells prior to and subsequent to this EFR event. An estimated 10 gallons of oil/water mixture was removed for this event. 6 wells contained a free product on July 6, 2011 EFR event. 3) In August 2011 current monitoring well network consisted of 25 monitoring wells (MW-1 through MW-12, MW-14 through MW-20 and MW-22 through MW-27), which are monitored prior to each EFR event. An EFR event was performed on all accessible wells that contain product. This month s EFR event was conducted on August 31. A Solinst 122 Oil/Water Interface Probe was utilized to monitor the wells prior to and subsequent to this EFR event. An estimated 5 gallons of oil/water mixture was removed for the month. Only 2 wells contained a free product on August 31, 2011 EFR event. Free product thickness ranged from 0.04' in well MW-12 to 0.07' in MW-19. AD 02/08/2012: Reviewed the September and October 2011 reports: 1) September 2011 report. This month s EFR event was conducted on September 19. The current monitoring well network now consists of 25 monitoring wells (MW-1 through MW-12, MW-14 through MW-20 and MW-22 through MW-27), which are monitored prior to each EFR event. An EFR event was performed on all accessible wells that contain product. A

Solinst 122 Oil/Water Interface Probe was utilized to monitor the wells prior to and subsequent to this EFR event. An estimated 5 gallons of oil/water mixture was removed for the month. Only 3 wells contained a free product on September 19, 2011 EFR event. Free product thickness ranged from 0.01' in well MW-11 and MW-22 to 0.02' in MW-10. 2) October 2011 report. This month s EFR event was conducted on October 18. The current monitoring well network now consists of 25 monitoring wells (MW-1 through MW-12, MW-14 through MW-20 and MW-22 through MW-27), which are monitored prior to each EFR event. An EFR event was performed on all accessible wells that contain product. A Solinst 122 Oil/Water Interface Probe was utilized to monitor the wells prior to and subsequent to this EFR event. An estimated 5 gallons of oil/water mixture was removed for the month. Only 3 wells contained a free product on october 18, 2011 EFR event. Free product thickness ranged from 0.02' in well MW-14 and MW-15 to 0.03' in MW-11. AD 02/24/2012: Reviewed the November and December

2011 reports: 1) November 2011 report. It states that as a result of the recent injection of bioremedial solutions during October 2011, the site has entered the monitoring phase of the performed remediation. The current monitoring well network now consists of 25 monitoring wells (MW-1 through MW-12, MW-14 through MW-20 and MW-22 through MW-27), which are monitored prior to each EFR event. An EFR event was performed on all accessible wells that contain product. This month s monitoring was conducted on November 17th. Traces of product were observed in monitoring wells MW-11 and MW-15. An estimated 2 gallons of oil/water mixture was removed for the month. Only 2 wells contained a free product on November 17, 2011 EFR event: 0.03' in well MW-11 and 0.03' in well MW-15. AD 2) December 2011 report. This month s monitoring was conducted on December 13th. An EFR event was performed on all accessible wells that contain product. Traces of product were observed in monitoring wells MW-11 and MW-15. An estimated 1 gallon of oil/water mixture was removed for the month. Only 2 wells contained a free product on December 13, 2011 EFR event: 0.02' in well MW-11 and 0.02' in well MW-15. AD 03/07/2012: Received a 1st quarter 2012 groundwater monitoring report. DL pdf copy of the report to eDocs. Will review. AD 05/02/2012: Reviewed the report. It states that one EFR event was performed on December 13, 2012. During the reported period, free product was only encountered in 2 monitoring wells: MW-11 and MW-15. Free product thickness during this event was 0.02 feet in both wells. Groundwater samples were obtained from 14 monitoring wells: MW-1, MW-2, MW-6, MW-8, MW-14, MW-15, MW-19, MW-20, MW-22, MW-23, MW-24, MW-25, MW-26 and MW-27 on December 6, 2011. A free product thickness of 0.02 feet was present in MW-11 and therefore this well was not sampled. The remaining 12 wells (MW-3 to MW-5, MW-7, MW-9 to MW-12, MW-16 to MW-18 and MW-21) were not accessible due to aboveground obstructions. The depth to groundwater in these wells ranged from 9.21 feet (MW-9) to 9.95 feet (MW-17). The total VOC concentrations: MW-1 - 671.8 ug/L; MW-2 - 2,906.5 ug/L; MW-6 - ND; MW-8 - 53.5 ug/L; MW-14 - 963.8 ug/L ; MW-15 - 3,632 ug/L; MW-19 - 947.3 ug/L; MW-20 - 298.5 ug/L; MW-22 - 20.1 ug/L in; MW-23 - 842.1 ug/L; MW-24 - 607.9 ug/L; MW-25 - ND; MW-26 - 7,850 ug/L; MW-27 - 1,189.8 ug/L. Nine individual VOCs were present in MW-14, MW-19, MW-23, MW-24, MW-26 and MW-27 at concentrations exceeding their respective GQS. Eight individual VOCs were present in MW-1 at concentrations exceeding their respective GQS. Seven individual VOCs were present in MW-2, MW-15 and MW-20 at concentrations exceeding their respective GQS. Six individual VOCs were present in MW-8 at concentrations exceeding their respective GQS. Four individual VOCs were present in MW-22 at concentrations exceeding their respective

GQS. SVOCs, including Acenaphthene, Anthracene, Fluorene, Naphthalene, N-Nitrosodiphenylamine and Phenanthrene were detected at concentrations exceeding their respective GQS. Based upon the findings, Hydroteck concludes that prior EFR efforts have proven successful in reducing both the areal extent and thickness of the product plume to trace levels limited to the eastern portion of the property, as evidenced by 0.02 feet in MW-11. A low level dissolved plume is present beneath the eastern portion of the property; none of the total VOC concentrations exceed 10,000 ug/L. It is anticipated that the dissolved plume will continue to reduce over time due to natural attenuation factors such as dispersion, dilution and degradation. Based upon the conclusions presented above, the consultant recommends closure of the spill #0110632. With TVOCs numbers up to 7,850 ug/L in well MW-26 this spill case closure cannot

be approved at this time. Groundwater monitoring and sampling should countinue at the site. AD 05/24/2012: Spoke with Mr. Robbins of HydroTeck. Explained to him that DEC cannot close the case with this high levels of TVOC. Required to continue with groundwater monitoring. Based on the results of a few GW sampling events, Hydroteck should propose either spill closure, or additional round of chemical injections. 2nd quarter 2012 GW monitoring report is due. AD 07/24/2012: Received a 2nd quarter 2012 groundwater monitoring report. DL pdf copy of the report to eDocs. Will review. AD 08/09/2012: Reviewed the report. The report states that groundwater sampling was performed in June 27 2012. Groundwater samples were obtained from the monitoring wells MW-1, MW-5 through MW-12, MW-14 through MW-17, MW-19, MW-20 and MW-22 through MW-27 on June 27, 2012. Monitoring wells MW-2, MW-3, MW-4 and MW-21 were not accessible due to aboveground obstructions. Monitoring well MW-18 was dry. The depth to groundwater in these wells ranged from 9.91 feet (MW-6) to 11.42 feet (MW-15). The water table continues to show significant vertical fluctuations, likely due to tidal effect as a result of the site s proximity to the Atlantic Ocean. The total VOC concentrations in wells: MW-1 - 740 ug/L increase from December 2011 - 671.8 ug/L; MW-2 - NS - 2,906.5 ug/L; MW-6 - 6 ug/L from ND; MW-7 - 5 ug/L; MW-8 - 66 ug/l from 53.5 ug/L; MW-9 - 277 ug/L; MW-10 - 170 ug/L; MW-11 - 537 ug/L; MW-12 - 611 ug/l; MW-14 - 1258 ug/L from 963.8 ug/L ; MW-15 - 221 ug/l from 3,632 ug/L; MW-16 - 100 ug/L; Mw-17 - 615 ug/L; MW-18 - dry; MW-19 - 413 ug/L from 947.3 ug/L; MW-20 - 50 ug/L from 298.5 ug/L; MW-22 - 24 ug/l from 20.1 ug/L in; MW-23 - 1188 ug/L from 842.1 ug/L; MW-24 - 340 ug/L from 607.9 ug/L; MW-25 - ND; MW-26 - 196 ug/L from 7,850 ug/L; MW-27 - 1340 ug/L from 1,189.8 ug/L. The June 2012 groundwater data show a significant decrease when compared to the February 2012 findings. Overall, 6 wells show a decrease in total VOC concentrations, 3 wells show a slight increase and 5 wells show no significant change. Based upon the findings presented above, HyrdoTech states that prior EFR efforts have proven successful in eliminating LNAPL beneath the Site. A low level dissolved plume is present beneath the eastern portion of the property. None of the total VOC concentrations exceed 1,500 ug/L; this represents a significant decrease from the previous sampling event, during which the maximum total VOC concentration was 7,850 ug/L. These low levels of total VOCs in the plume are likely the result of the bioremedial injections. It is anticipated that the dissolved plume will continue to reduce over time due to natural attenuation factors such as dispersion, dilution and degradation. Based upon the conclusions presented above, HyrdoTech recommends that the spill #0110632 be closed. Called and spoke with Mr. Robbins of HydroTech. Explained to him that the case is not ready for closure with several wells with

high levels of TVOC. Required to continue with groundwater monitoring. Asked to sample GW only for full STARS list of fuel-oil related compounds. Required to sample all wells. Requested to include in the next report table with summarised historical GW data. Based on the results of a few GW sampling events, Hydroteck should propose further actions. Mr. Robbins agreed to this. Third quarter 2012 GW sampling will be performed in September 2012. Changed site priority to P2. AD 10/22/2012: Sent an e-mail to Mr. Robbins with a request to submit next GW monitoring report. AD 11/13/2012: Called and spoke with Mr. Robbins of HydroTech regarding the site status after the hurricane Sandy. He told me that the site visit scheduled for this week. Requested to send me a status update e-mail after the site

visit. AD 12/17/2012: Received a status report for the period July-November 2012. DL the report to eDocs. Will review. AD 02/05/2013: Reviewed the report. It summarizes the site work conducted for the period July 2012 to November 2012. Groundwater Monitoring: - All accessible monitoring wells were monitored on a monthly basis for the presence of LNAPL. The monitoring was performed utilizing an oil/water interface probe. No LNAPL was encountered in any of the monitoring wells during the reported period. No monitoring event was performed during September 2012 for the site was inaccessible as a result of Hurricane Sandy. Groundwater Sampling: - Groundwater samples were obtained from all monitoring wells on November 15, 2012. The wells at the site were in good condition following Hurricane Sandy. The depth to groundwater in these wells ranged from 10.37 fee (MW-25) to 11.74 feet (MW-15). The water table continues to show significant vertical fluctuations, likely due to tidal effect as a result of the site s proximity to the Atlantic Ocean. The TVOCs in wells in November 2012 (ug/L): MW-1 - 383 from 740 ug/L MW-2 - 372 from NS - 2,906.5 ug/L; MW-3 - ND; MW-4 - 166; MW-5 - 176; MW-6 - 7 - 6 ug/L from ND; MW-7 - 5 - 5 ug/L; MW-8 - 491 from 66 ug/l from 53.5 ug/L; MW-9 - 478 from 277 ug/L; MW-10 - NS - 170 ug/L; MW-11 - 551 - 537 ug/L; MW-12 - 741 - 611 ug/l; MW-14 - 452 from 1258 ug/L from 963.8 ug/L ; MW-15 - 240 - 221 ug/l from 3,632 ug/L; MW-16 - 10 - 100 ug/L; Mw-17 - 233 - 615 ug/L; MW-18 - 230 - NS(dry); MW-19 - 5 - 413 ug/L from 947.3 ug/L; MW-20 - ND - 50 ug/L from 298.5 ug/L; MW-22 - 3 - 24 ug/l from 20.1 ug/L in; MW-23 - 7 - 1188 ug/L from 842.1 ug/L; MW-24 - 2 - 340 ug/L from 607.9 ug/L; MW-25 - 6 - ND; MW-26 - 5 - 196 ug/L from 7,850 ug/L; MW-27 - 2 - 1340 ug/L from 1,189.8 ug/L. The TVOCs range from ND in MW-3 and MW-20 to 741.2 ug/L in MW-12 (most contaminated well). Eleven monitoring wells (MW-1, MW-2, MW-4, MW-5, MW-8, MW-9, MW-11, MW-14, MW-15, MW-17 and MW-18) contain total VOC concentrations exceeding 100 ug/L. The remaining monitoring wells (MW-6, MW-7, MW-16, MW-19 and MW-22 to MW-27) contain TVOCs less than 10 ug/L. Eleven individual VOCs are present in MW-1, MW-2, MW-8, MW-9, MW-11, MW-12 and MW-14 at concentrations exceeding their respective GQS. Nine individual VOCs are present in MW-5 and MW-18 at concentrations exceeding their respective GQS. Eight individual VOCs are present in MW-4, MW-15 and MW-17 at concentrations exceeding their respective GQS. No individual VOCs are present in MW-7 and MW-25 at concentrations exceeding their respective GQS. HydroTech states that the overall groundwater quality continues to improve beneath the Site. LNAPL has not been present beneath the Site for 8 consecutive months; March 2012 is the last monitoring period where LNAPL was present. The November 2012 dissolved VOC concentrations in groundwater show yet another decrease when compared to the February 2012 and June 2012 findings (the first sampling event following ORC injections). The maximum total VOC concentration during the February

2012 sampling event was 7,850 ug/L, in MW-26. This well contained a total VOC concentration of 196 ug/L during June 2012 and now contains only 5 ug/L. The maximum total VOC concentration identified during the June 2012 sampling event was 1,340 ug/L in MW-27. This well now only contains a total VOC concentration of 1.5 ug/L. According to HydroTech, these comparisons show that while overall concentrations continue to decrease, fluctuations in the concentrations will likely continue due to the fluctuations in the water table. Based on the findings, HydroTech concludes that it appears that prior EFR efforts have proven successful in eliminating LNAPL beneath the Site. it

states that a low level dissolved plume is present beneath the eastern portion of the property. None of the total VOC concentrations exceed 750 ug/L; this represents yet another significant decrease from the previous sampling event, during which the maximum total VOC concentration was 1,340 ?g/L. These low levels of total VOCs in the plume are likely the result of the bioremedial injections. It is anticipated that the dissolved plume will continue to reduce over time due to natural attenuation factors such as dispersion, dilution and degradation. Based on the conclusions presented above, HydroTech recommends closure of the spill #0110632. The tables in the report should be re-submitted due to very small shrift and low resolution. Called and left a message to HygroTech with a request to re-submit the report tables. Will discuss the closure request with J. Kolleeny of DEC. AD 02/21/2013: Did not receive the requested tables. called and spoke with Mr. Robbins of HydroTech regarding the report and quality of the tables. he will re-submit them shortly. AD 02/27/2013: Received the requested data tables. Will discuss spill closure recommendation with J. Kolleeny of DEC. AD 03/12/2013: Discussed the spill closure recommendation with J. Kolleeny of DEC. Since some of the wells indicate fluctuating trend in TVOCs, it was decided to request one more GW sampling round to ensure clear decreasing trend. Called and spoke with M. Robbins regarding GW sampling. Omitted low levels of ND wells from the sampling round. Groundwater sampling report is due. AD 04/12/2013: Received a GW monitoring report dated April 11, 2013. DL the report to eDocs. Will review. AD 05/01/2013: Reviewed the report. It states that HydroTech collected groundwater samples from nine monitoring wells on March 21, 2013. The depth to groundwater in these wells ranged from 10.50 feet (MW-1) to 11.66 feet (MW-15). The water table continues to show significant vertical fluctuations, likely due to tidal effect as a result of the site s proximity to the Atlantic Ocean. The TVOCs in wells in March 2013 (ug/L) from November 2012: MW-1 - 101 from 383; MW-2 - 69 from 372; MW-3 - NS - ND; MW-4 - NS - 166; MW-5 - 56 from 176; MW-6 - NS from 7; MW-7 - NS from 5; MW-8 - 56 from 491; MW-9 - NS from 478; MW-10 - NS - NS - 170 ug/L; MW-11 - 64 from 551; MW-12 - 84 from 741; MW-14 - 93 from 452; MW-15 - 77 from 240; MW-16 - NS from 10; Mw-17 - NS from 233; MW-18 - 64 from 230; MW-19 - NS from 5; MW-20 - NS from ND; MW-22 - NS from 3; MW-23 - NS from 7; MW-24 - NS from 2; MW-25 - NS from 6; MW-26 - NS from 5; MW-27 - NS from 2. The TVOCs in all nine wells sampled indicated low levels of contamination which range from 56ppb to 101ppb in the most contaminated well MW-1. The overall groundwater quality continues to improve beneath the Site. LNAPL has not been present beneath the Site for 12 consecutive months; March 2012 is the last monitoring period where LNAPL was present. Based upon the findings HydroTech states that it appears that prior EFR efforts have proven successful in eliminating LNAPL beneath the Site. A low level dissolved plume is present beneath the eastern portion of the property. None of the total VOC concentrations exceed 150 ug/L; this represents yet another significant decrease from the previous

sampling event, during which the maximum total VOC concentration was 741 ug/L. These low levels of total VOCs in the plume are likely the result of the bioremedial injections. It is anticipated that the dissolved pplume will continue to decrease over time due to natural attenuation factors, such as: dispertion, dilution and degradation. Based on the data, HydroTech recommends spill closure. Will discuss with J. Kolleeny. AD 05/02/2013: Discussed the spill closure with J. Kolleeny of DEC. Based on the actions completed and data provided

such as: - removal of 2 20,000-gallon USTs; - removal of 2,613 tons of contaminated soil; - removal of 1,238 gallons of impacted groundwater from the excavation pit. - implementation of EFR program; - implementation of three rounds of chemical oxidant injections via 12 injection points; and one round of oxygen release compound injections. - absence of free phase product in any of the site wells; - very low concentrations of VOCs in some of the site wells, which indicate decreasing trend and will attenuate over time; - no drinking water supply wells in the vicinity of the site; DEC desided to approve spill closure request. Issued an approval letter. DL copy of the letter to eDocs. Case closed. AD"

Remarks: "caller beleives line failed causing spill - no clean up"

All Materials:

Site ID:	83370
Operable Unit ID:	849107
Operable Unit:	01
Material ID:	528252
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	1.00
Units:	G
Recovered:	.00
Oxygenate:	Not reported